

BEING all the same real estate which was conveyed unto Samuel Trent, Jr., by Sandra K. Armstrong, Personal Representative of the Estate of Dorothy L. Duncan, by deed dated August 27, 1981; and recorded August 28, 1981, and recorded in Liber 1155, folio 212 among the Land Records for Frederick County, Maryland.

TOGETHER with all and singular the buildings and improvements, rights, ways, roads, waters, privileges and appurtenances thereon belonging or in anywise appertaining.

IMPROVEMENTS: This property is a two-story frame and shingle building with a tavern on the first floor and two apartments above. The tavern on the street level seats 80 people and has an entrance from Potomac Street. The apartments consist of a 4 and 5 room apartment.

TERMS OF SALE: A deposit of Five Thousand Dollars (\$5,000) in cashiers check will be required from any bidder on the day of sale and shall serve as a deposit on the purchase price to the highest bidder. The certified check shall be payable to the assignees at the time of sale and the balance shall be paid upon ratification of the sale by the court. All costs of conveyancing, revenue stamps and transfer taxes are to be born by the purchasers. All real property taxes, water and sewer costs, are to be pro-rated as of the date of ratification of the sale.

NOTE: The Mortgagee is willing to consider partial financing for qualified purchasers at below current interest rates.

William E. Sauser and,
Roger L. Wolfe, Assignees.
318 West Potomac Street
Brunswick, Md. 21716

AUCTIONEER:

Bill Tritapoe
108 Lakin Avenue
Boonsboro, Md. 21712
Phone: 834-9913 or 791-1555